

DA 1 / 2014 - DRAFT CONDITIONS OF CONSENT

Part B - Administrative or General Conditions

This Part includes general background controls and minor administrative matters or procedures that ensure the development is clearly identified and specified.

(1) Approved Plans

The Development must be implemented substantially in accordance with Development Application No. 1/2014 received by Council on 02 January 2014 and the below mentioned plans and/or documents, except where amended in red on the attached plans or modified by the conditions of this consent.

Drawing No. or Document	Date Received by Council	Prepared or Drawn By
B0485 - 02 - Proposed Site Plan	14 March 2014	Watpac
B0485 - 03 - Proposed GA Plan	14 March 2014	Watpac
B0485 - 04 - Proposed Elevations	14 March 2014	Watpac
B0485-SK-AR-002 - Proposed GFA Breakdown	14 March 2014	Watpac
9848/DA01 - Stormwater Concept Plan	02 January 2014	J. Wyndham Prince
Griffith Hatchery Stormwater Management Strategy Report	02 January 2014	J. Wyndham Prince
Statement of Environmental Effects	02 January 2014	PSA Consulting

(2) Scope of Consent

Prior to construction of the approved development, it is necessary to obtain a Construction Certificate for building and engineering works. These Certificates can be issued either by Council or an appropriately qualified 'Accredited Private Certifier'. A separate application, complete with detailed plans and specifications, shall be submitted to Council for these Construction Certificates.

(3) Lapsing of Consent

This Consent is valid for a period of five years from the date of consent. It will lapse if the approved use of any land or construction work has not commenced prior to that date. No further extensions will be granted.

(4) The applicant is to be responsible for all amplification, extension and

adequate provision for connection to services at their own expense. The work is to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and relevant authorities' specifications.

- (5) The applicant is responsible for all public utility adjustment/relocation works, necessitated by the proposed development and as required by the various public utility authorities and/or their agents. It should be noted that the relocation of any utility service within the road reserve will require concurrence from Roads and Maritime Services under section 138 of the Roads Act, 1993 prior to commencement of works.
- (6) Any works associated with the proposed development shall be at no cost to the Roads and Maritime Services.
- (7) Any damage or disturbance to the road reserve of the Kidman Way (B87) is to be restored to match surrounding landform in accordance with Council requirements.
- (8) Development consent relates to the staged construction of a new poultry hatchery building with the capacity to produce 2.2 million chicks per week after Stage one (1), and 3 million chicks per week after Stage two (2). Development consent also includes the construction of an amenities and office block; open and covered plant areas; an internal loop road; stormwater infrastructure and a carpark on Lot 2 DP 1044004 (1311 Snaidero Road).

Part F - Building Matters

This part relates to applications for buildings of all types.

(1) Compliances, Certificates and Statements

Where indicated, the following Codes, Standards, Treatments and Certificates shall apply to, or are required for, the development.

Details – Code, Certificate or Statement	Required
Building Code of Australia	All building work must comply with and be carried out in accordance with the requirements of the Building Code of Australia.
Construction Certificate (Building)	Site works are not to commence until such time as Council or the Principle Certifying Authority has received a construction certificate for the proposed works.
Construction Certificate (Engineering works)	Site works are not to commence until such time as Council has received a construction certificate for the proposed works.
Structural Engineer's Certificate	A certificate from a registered Structural Engineer attesting to the adequacy of the structure to support the anticipated loads is to be submitted as part of the construction certificate documentation

Details – Code, Certificate or Statement	Required
Access and Mobility Statement	To ensure access and facilities for disabled people are provided, a statement from an Accredited Certifier, the applicant or owner is required certifying that the development complies with the provisions of the <i>Disability Discrimination Act 1992</i> ; <i>Australian Standard AS1428</i> or relevant standards to the satisfaction of the Principle Certifying Authority. This statement is to form part of the documentation submitted with the construction certificate.
Disability (Access to Premises-Buildings) Standards 2010	The building, or part shall be accessible for people with disabilities to and within all areas normally used by the occupants in accordance with relevant standards to the satisfaction of the Principle Certifying Authority.

(2) **Hot Water Installations**

All new hot water installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

Where during the course of carrying out building work, there is a change to any existing hot water systems, installations shall deliver hot water at the outlet of all sanitary fixtures used primarily for personal hygiene purposes, at temperatures not exceeding: 50°C.

(3) **Warning Signs**

To ensure signs are erected on building and demolition sites:

- (1) A sign must be erected in a prominent position on any work site on which work involved in the erection or demolition of a building is being carried out:
 - (a) stating that unauthorised entry to the work site is prohibited, and
 - (b) showing the name of the person in charge of the work site and a telephone number at which that person may be contacted outside working hours.
- (2) Any such sign is to be removed when the work has been completed.
- (3) This clause does not apply to:
 - (a) building work carried out inside an existing building, or
 - (b) building work carried out on premises that are to be occupied continuously (both during and outside working hours) while the work is being carried out.

(4) **Enclosed Sanitary Compartments**

The door to any fully enclosed sanitary compartment must:

- (a) open outward; or

- (b) slide; or
- (c) be readily removable from the outside of the compartment, unless there is a clear space of at least 1.2 metres between the closet pan within the sanitary compartment and the nearest part of the doorway. As per Part 3.8.3 of the Building Code of Australia.

(5) **Essential Fire Protection Services**

The following essential fire protection services (or as specified in the Fire Safety Schedule issued for the building) are to be provided and maintained in accordance with the provisions of Regulation 93/94 of Environmental Planning and Assessment Regulation 2000.

- (a) Emergency lighting (as required by Part E.4.2 of the BCA).
- (b) Exit signs (as required by Part E4.5 of the BCA).
- (c) Hose reels (as required by Part E1.4 of the BCA).
- (d) Hydrants (as required by Part E1.3 of the BCA).
- (e) Mechanical smoke exhaust systems (as required by Parts E2.2b, C2.3 & C2.12 of the BCA).
- (f) Mechanical ventilation and air conditioning systems (as required by Parts E2.2, F4.5, F4.11 & G3.8 of the BCA).
- (g) Portable fire extinguishers (as required by Part E1.6 of the BCA).
- (h) Smoke control systems (as required by Part E2.2 of the BCA).
- (i) Exit doors (as required by Part D1.0 of the BCA).
- (y) A certificate or statement prepared by the designer/installer to the effect that the listed essential fire safety services under the Building Code of Australia comply with the relevant Sections and the Australian Standards, is to be submitted upon completion of the building prior to occupation.

(6) **Certification of Hydrant System**

A certificate or statement prepared by the designer/installer to the effect that the hydrant system complies with the relevant Australian Standard and/or Building Code of Australia shall be forwarded to Council and the NSW Fire Brigade, (Locked Bag 12, PO Greenacre 2190, telephone 02 742 7400).

(7) **Ground Surfaces for Visually Impaired Persons**

Tactile ground surface indicators must be provided to warn people with vision impairment that they are approaching a stairway and/or a ramp and where a path of travel meets a vehicular way adjacent to the principal public entrance to the satisfaction of the Principle Certifying Authority.

(8) **Separation of Equipment**

Equipment, such as emergency generators, smoke control plant, boilers etc. must be separated from the remainder of the building with fire resisting construction to the satisfaction of the Principle Certifying Authority.

(9) **Separation of Electricity supply system**

Should an electricity substation or main switchboard sustaining emergency equipment be located within the building it shall be separated from any other

part of the building with fire resisting construction to the satisfaction of the Principle Certifying Authority.

Part I - Prior to the lodgement of the Construction Certificate application for Stage 1 and 2

If the development involves construction work (for example a building, road or stormwater drainage system for a subdivision), you will need a Construction Certificate issued either by Council or an Accredited Certifier before work can commence on your project. Before a Construction Certificate can be issued, you will have to satisfy the following conditions.

(1) **Landscape Plan**

The applicant shall prepare a landscape plan showing the existing vegetation, any vegetation required to be removed and provision of a 10 metre landscaped buffer adjacent to the Kidman Way frontage (similar to the buffer around existing hatchery building) in a working plan prepared by a suitably qualified person. The applicant shall ensure that the buffer area will be planted with native tree species which, at maturity, will act as a visual barrier. Three (3) copies are to be submitted to and approved by Council **prior to the lodgement of the Construction Certificate application for Stage 1.**

This detailed plan should be drawn to scale (minimum 1:200) and include the location of tree and shrub species, height and spread at maturity and elevation of landscaped areas.

(2) External Lighting shall be designed and installed so as to avoid light spill and prevent contribution to sky glow. Details of lighting are to be provided and approved by the Principle Certifying Authority **prior to the lodgement of a Construction Certificate application for Stage 1 and 2.**

(3) **Design Plans and Specifications**

Detailed design plans and specifications - as required in Part B above – are to be submitted to the Principle Certifying Authority and approved **prior to the lodgement of a Construction Certificate Application for Stage 1 and 2.**

(4) **Disabled Access**

Access and/or facilities for disabled persons shall be provided to the satisfaction of the Principle Certifying Authority. Details are to be submitted **prior to the lodgement of a Construction Certificate application for Stage 1 and 2.**

Approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard Australian Standard 1428 Parts 1, 2, 3 and 4 in respect of acceptable standards of design and requirements.

(5) **Travel Distance for Egress**

Prior the lodgement of a Construction Certificate application for Stage 1 and 2, plans and/or specifications shall be provided to the Principle Certifying

Authority demonstrating that no point on the floor is more than 20 metres from an exit, or a point from which travel in different directions to 2 exits is available, in which case the maximum distance to one of those exits must not exceed 40 metres.

Alternatively, details of any proposed alternate solutions shall be submitted to and approved to the satisfaction of the Principle Certifying Authority.

(6) **Facilities in Class 3 to 9 buildings**

Prior the lodgement of a Construction Certificate Application for Stage 1 and 2, details of the sanitary facilities shall be provided to and approved by the Principle Certifying Authority.

(7) **Fire Hydrants**

All parts of the new building shall be within 90 metres of a hydrant. New hydrants shall be provided on a fire main for fire fighting purposes. The minimum size shall be 100 mm and shall be located on the access lot. Details of the fire main and hydrants shall be provided **prior the lodgement of a Construction Certificate application for Stage 1 and 2**.

Alternatively, details of any proposed alternate solutions shall be submitted to and approved to the satisfaction of the Principle Certifying Authority.

- (8) The applicant is required to pay for all inspections carried out by Council's Engineers. Payment must be made for ten (10) inspections as per Council's current Revenue Policy **prior to the lodgement of a Construction Certificate (Civil Works) application for Stage 1**. Any adjustments to the total amount must be paid in full **prior to the lodgement of an Occupation Certificate application**.

- (9) An application for a Construction Certificate (Civil Works) shall be submitted to Council and approved for any roadworks, sealing of vehicular manoeuvring areas and on-site detention stormwater works prior to Stage 1. Detailed engineering design plans shall be submitted and approved by Council and a **Construction Certificate (Civil Works) is to be obtained prior to any works commencing for Stage 1**. Such plans shall include designs, calculations and specifications for all proposed works as required for acceptance and approval by Council. The requirements are to conform to *Council's Engineering Guidelines for Subdivisions and Development Standards – December 2008*.

- (10) A Construction Management Plan is to be submitted to Council and approved **prior to the lodgement of a Construction Certificate application for Stage 1**. This is to ensure that suitable provision is available on site for all vehicles associated with the construction of the development to alleviate any need to park within, load/unload from, the surrounding public road network. Appropriate signage and fencing is to be installed and maintained to effect this requirement.

- (11) Road works will be required to Snaidero Road at the access connection point. As a minimum a Type Basic Right Turn (BAR) and Basic Left Turn (BAL) treatment is to apply to access the proposed development. Details of the proposed works (including design and road building material) must be

submitted to Council for approval (and RMS concurrence) **prior to the lodgement of a Construction Certificate (Civil Works) application for Stage 1**. Design and details are to comply with *Council's Engineering Guidelines for Subdivisions and Development Standards – December 2008* and AUSTROADS specifications. All costs are to be borne by the developer.

- (12) Road works will be required to the intersection of the Kidman Way and Snaidero Road. As a minimum a Type Basic Right Turn (BAR) and Rural Auxiliary Left Turn (AUL) treatment is to apply to the intersection. Details of the proposed works (including design and road building material) must be submitted to Council for approval (and RMS concurrence) **prior to the lodgement of a Construction Certificate (Civil Works) application for Stage 1**. Design and details are to comply with *Council's Engineering Guidelines for Subdivisions and Development Standards – December 2008* and AUSTROADS specifications. All costs are to be borne by the developer.
- The intersection of Snaidero Road with the Kidman Way (B87) is to be constructed and maintained so as to provide the required Safe Intersection Sight Distance (SISD) in either direction along the carriageway of the Kidman Way in accordance with the Austroads Publications as amended by the supplements adopted by Roads and Maritime Services for the prevailing speed limit.
 - The intersection of Snaidero Road with the Kidman Way (B87) is to be designed and constructed to prevent water from proceeding onto the carriageway of the Kidman Way (B87). Any culvert proposed to be located within the clear zone of the Kidman Way for the prevailing speed zone is to be constructed with a traversable type headwall.
- (13) Control measures are to be utilised to prevent soil erosion and silt entering the drainage systems. **Prior to the lodgement of a Construction Certificate application for Stage 1** details of the proposed measures utilising the principles outlined in following document, *Soils and Construction – Managing Urban Stormwater by Landcom (Blue Book,)* are to be submitted for Council approval and implemented before, during and after development works.
- (14) **Prior to the lodgement of a Construction Certificate application for Stage 1** a geotechnical report shall be submitted to Council for approval by a suitably qualified Geotechnical Engineer. The geotechnical report shall detail the construction methods/materials to be used for the construction of the proposed detention basin. Construction of the detention basin shall adhere to the recommendations detailed in the geotechnical report.
- (15) **Prior to the lodgement of a Construction Certificate application for Stage 1** the applicant is to submit to Council for approval, details of the water demands of the proposed developments prepared by a suitably qualified Hydraulic Engineer. This shall include hydraulic calculations detailing the maximum daily demand and instantaneous demand required for potable water to service the development.

Should the calculations prove that the existing water main capacity is not suitable for the proposed development, then upgrade and amplification of the water main is to be conducted to Councils requirements at the applicant's expense. The design of all new mains and other associated components normally associated with water main installations are to conform to the

standards prescribed in *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008* and the *Water Supply Code of Australia (WSA 03-2011-V3.1)*.

Part J - Prior to Commencement of Work

There are a number of matters that need to be done before your project can physically commence. These are set out in the following conditions.

(1) Appointment of Principal Certifying Authority

Site works are not to commence until the person having the benefit of the development consent has appointed a Principal Certifying Authority (PCA) (Note:- this can be Council or an Accredited Private Certifier) and has notified Council of the appointment. Should the applicant elect to nominate Council as the PCA it will be necessary to complete Form 7 and pay the required inspection fees.

An Accredited Private Certifier who has been appointed as a Principal Certifying Authority (PCA) must not be replaced, except with the approval of the relevant accreditation body. A replacement PCA must ensure that notice of his or her appointment, together with the relevant Accreditation Body's approval of the appointment, is given to Council within 2 days of the appointment.

(2) Notice of Commencement of Work

At least 2 days written notice must be given to Council **prior to the commencement of any work** on the property.

(3) Plumbing and Draining Works – Licensed Operator

All plumbing and draining to be carried out by a licensed trades person. **Prior to work commencing**, a 'Notice of Works' is to be submitted to Council. All water supply, sanitary plumbing and drainage works are to comply with the relevant provisions of the *Plumbing Code of Australia* and to Australian Standard AS 3500.

(4) Toilet Facilities

Adequate toilet facilities are to be provided on the site throughout the demolition/construction phase of the development. Such toilet facilities are to be provided, at the ratio of one (1) toilet for every twenty (20) persons (or part thereof) employed/working on the site. Each toilet provided must be a standard flushing toilet and must be connected to a public sewer, or an accredited sewage management facility approved by council. If connection to either a public sewer or an accredited sewage management facility is not practicable, it shall be connected to some other sewage management facility approved by council. Toilet facilities must be provided and functioning **prior to the commencement of work**.

In this clause:

accredited sewage management facility means a sewage management facility to which Part 2 of the Local Government (General) Regulation 2005 applies, being a sewage management facility that is installed or constructed

to a design or plan the subject of a certificate of accreditation referred to in clause 41 of the Regulation.

approved by the council means the subject of an approval in force under Division 1 of Part 3 of the Local Government (Approvals) Regulation 1993.

public sewer has the same meaning as it has in the Local Government (General) Regulation 2005.

sewage management facility has the same meaning as it has in the Local Government (General) Regulation 2005.

- (5) A traffic control plan is to be submitted to Council satisfying the provisions of Australian Standard 1742.3, for acceptance **prior to the commencement of work**. Strict compliance to the traffic control plan is to be maintained throughout the duration of the construction work.
- (6) The applicant will be required to enter into a Works Authorisation Deed (WAD) with the Road and Maritime Services before finalising the design or undertaking any construction work within or connecting to the Kidman Way road reserve. The applicant shall contact the Road and Maritime Services' Development Assessment Officer (South West Region) once the Notice of Determination is issued by Council.

Detailed design plans and all relevant additional information including pavement design details for the works, as may be required in the Road and Maritime Services' Works Authorisation Deed documentation, for each specific change to the state road network for the Road and Maritime Services' assessment and final decision concerning the work.

- (7) Plan of Sanitary Plumbing

Where there is installation of sanitary plumbing and drainage works between the building and an on-site sewage management system, the applicant shall submit a drawing at a scale of 1:100 (or other suitable scale) showing the location of the buildings and fittings and all pipelines, junctions, inspection openings and the like. The required drawing shall be submitted together with an application to install a septic system. Where Council is appointed a Principal Certifying Authority (PCA), this requirement may be met by paying relevant fees and Council will undertake this as part of achieving a Compliance Certificate.

Part K - During Construction

The development will need to meet certain standards. The following conditions set out matters that need to be done during the construction or implementation process.

(1) **Work Cover Authority**

The developer is required to comply with any and all requirements of the NSW Work Cover Authority.

(2) All civil construction works such as; roadworks, sealing of vehicular manoeuvring areas and installation of stormwater infrastructure associated with the development are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008*. All requests for inspections are to be made to Council's Customer Service Department.

Apart from these inspections various tests are to be conducted in conjunction with the works. Test guidelines and type of tests required are identified in *Council's Engineering Guidelines - Subdivisions and Development Standards December 2008*.

(3) If any damage is occasioned to Council property during construction and associated works, the cost of repairs will be recoverable. It is therefore requested that any damage which is obvious before works commence be immediately notified to Council to avoid later conflict.

(4) Effective dust, noise and erosion control measures are to be maintained during construction to maintain public safety and amenity.

Part L - Prior to the lodgement of an Occupation Certificate application for Stage 1

Prior to commencement of use of the development or occupation of a building, Council or the Principle Certifying Authority must be contacted, an inspection carried out and permit to occupy issued. This is to confirm that all works have been completed and the development is suitable for use for its designed purpose.

(1) **Section 94A Environmental Planning and Assessment Act 1979 - Development Contributions Plan 2010**

In accordance with Section 94A of the Environmental Planning and Assessment Act 1979 and Council's Development Contribution Plan 2010, this development requires a payment of a contribution towards the cost of or the recoupment of the cost of the provision, extension or augmentation of public amenities, public services and infrastructure that will, or are likely to be, or that have been provided and are required to adequately serve the community. Copies of relevant plans may be viewed or purchased from Council's Customer Services Unit during normal business hours.

Total payment shall be **\$379,586.91** (1% of the proposed cost of carrying out the development) **1** unless other arrangements acceptable to Council are made.

The contribution is to be paid **prior to the lodgement of the Occupation**

Certificate for Stage 1 unless other arrangements acceptable to Council are made.

(2) **S64 Local Government Act 1993 – Water Supply**

Pursuant to Section 64 of the *Local Government Act 1993* and the *Water Management Act 2000*, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the *Water Management Act 2000*. Council shall issue a certificate of compliance pursuant to S307 of this Act upon the applicant making a payment in accordance with S306 of this Act. The amount payable at the time of issue of this consent is set out in the table below.

Table of Contributions Required – Water

Type of Contribution	Precinct Location	Amount per Tenement	Number of Tenements	Total Amount to be Paid
Water Supply Headworks	1	\$4421.00	10.61 (additional tenements)	\$46,906.81
Total				\$46,906.81

The total amount payable will be subject to review in accordance with Council's Revenue Policy current at the time of payment.

Should the water demand analysis required in Condition I (15) detail that the water usage of the hatchery after Stage 1 will equate to greater than 10.61 tenements or 23.7 ML / annum, the above figures will be adjusted accordingly.

The contribution is to be paid **prior to the lodgement of the Occupation Certificate application for Stage 1** unless other arrangements acceptable to Council are made.

The contribution is exclusive of the fees for the connection of water services to the individual allotments. Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(3) **Water Allocation Transfer**

The applicant is to arrange for the transfer to Council of a water allocation of 5.2 ML. Documentary evidence of the transfer must be submitted to **Council prior to the lodgement of the Occupation Certificate application for Stage 1** unless other arrangements acceptable to Council are made.

Alternatively, where the allocation of water to be transferred is 2.0 ML or less, the applicant may make a pro-rata payment (this fee is based on market value) plus an administration fee to Council.

The contribution is exclusive of the fees for the connection of water services to the individual allotments.

Payment is to be in the form of cash or bank cheque. Where bonding is accepted a bank guarantee is required.

(4) **Installation of Landscaping**

Landscaping areas shall be installed in accordance with the approved Landscape Plan to the satisfaction of Council **prior to the lodgement of a**

Final Occupation Certificate application for Stage 1.

(5) Waste Management Plan

A Waste Management Plan shall be prepared for the development, submitted to Council and approved **prior to the lodgement of a Final Occupation Certificate application for Stage 1**. The plan shall address all waste collection, processing and disposal issues associated with waste generated by the development during on-going operations.

(6) Final Fire Safety Certificate

The essential fire safety measures referred to in the Fire Safety Schedule (issued for the building), excluding any existing measures, are to be installed to or within the building.

A final fire safety certificate, in or to the effect of Form 15 (copy attached) is to be furnished by the owner of the building to the Principal Certifying Authority (PCA) and/or Council **prior to the lodgement of the Occupation Certificate application for Stage 1**, in respect of all essential fire safety measures specified in the above Schedule.

The certificate should state that each specified essential fire safety measure has been assessed by a properly qualified person (chosen by the owner), and was found to be capable of performing to a standard not less than that specified in the Schedule.

Advice

A person who carries out the assessment must inspect and verify the performance of each specified fire safety measure and must test the operation of each new item of equipment installed in accordance with the Schedule.

(7) Prior to the lodgement of an Occupation Certificate application for Stage 1, all services (including stormwater and/or overland stormwater flow paths) shall not be permitted to cross property boundaries unless legally created easements in accordance with Section 88B of the Conveyancing Act are created. The location and widths of the easements are to be specified in the instrument for the purpose of protecting and identifying the services.

(8) Works As Executed plans for approved civil works are to be submitted to Council upon completion of the development **prior to the lodgement of a Occupation Certificate application for Stage 1. Works As Executed plans are to be in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards December 2008*.**

(9) A Bond Application and a monetary bond is to be submitted to Council to provide a twelve (12) month maintenance period for civil works relating to Council's infrastructure. It is the applicant's responsibility to notify the relevant departments regarding the commencement and finish of the maintenance period and adequate arrangements are to be made regarding any relevant inspections required.

A five percent (5%) bond of the total cost of works is to be submitted to Council for the works that need maintenance **prior to the lodgement of an Occupation Certificate application for Stage 1**.

- (10) Murrumbidgee Irrigation's written unconditional approval for any drainage to their system is to be submitted to Council **prior to the lodgement of an Occupation Certificate application for Stage 1.**
- (11) **Prior to the lodgement of an Occupation Certificate application for Stage 1** all internal driveways to the proposed development are to be constructed of concrete or bitumen sealed and maintained to Council's satisfaction.
- (12) **Prior to the lodgement of an Occupation Certificate application for Stage 1**, the intersection of the Snaidero Road with the Kidman Way (B87) is to be appropriately signposted and line marked in accordance with the signposting and line marking policy adopted by Roads and Maritime Services.
- (13) All road infrastructure construction works specified within this Development Application are to be completed in accordance with *Council's Engineering Guidelines – Subdivisions and Development Standards* (and other authorities specifications outlined within this Development Application) and approved by Council **prior to the lodgement of an Occupation Certificate application for Stage 1.**
- (14) Parking bays and line marking must be implemented substantially in accordance with *Australian Standard 2890.1:2004*. Parking bays and line marking are to be maintained by the owner of the site for the lifetime of the development and are to be installed **prior to the lodgement of an Occupation Certificate application for Stage 1.**
- (15) **Prior to the lodgement of an Occupation Certificate application for Stage 1** provision of 50 off-street parking spaces each of dimensions 2.6 metres x 5.5 metres in accordance with Council's Parking Code, including 2 car parking spaces in accordance with Australian Standard 2890.6:2009 for disabled persons to serve the proposed development. Parking bays are to be clearly identified by pavement markings. Spaces adjacent to walls or other obstructions, which may affect door openings or vehicle manoeuvring, are to be widened by an additional 300mm on the side of the obstruction(s).
- In respect of parking for disabled persons, approval does not guarantee compliance with the Disability Discrimination Act and the developer should investigate their liability under the Act. The applicant's attention is drawn to the Australian Standard AS 2890.6:2009 in respect of acceptable standards of design and requirements.
- (16) **Prior to the lodgement of an Occupation Certificate application for Stage 1** all car parking and vehicular manoeuvring areas are to be constructed of concrete or bitumen sealed and maintained to Council's satisfaction.
- (17) Stormwater run off shall not be permitted to flow over property boundaries onto the adjoining properties. The stormwater infrastructure is to be constructed onsite in accordance with the approved Stormwater Management Strategy Report completed by J. Wyndham Prince Consulting Engineers, received by Council on 02 January 2014 **prior to the lodgement of an Occupation Certificate application for Stage 1.**
- (18) **Prior to the lodgement of an Occupation Certificate application for Stage 1** a suitably qualified Geotechnical Engineer shall provide certification to

Council that the construction of the detention basin is in accordance with the geotechnical report submitted to Council.

- (19) The onsite detention, associated floodways and flow paths are to be protected by a Section 88E covenant in favour of Griffith City Council. The Instrument is to be submitted to Council for approval, **prior to the lodgement of an Occupation Certificate application for Stage 1.**

Reason: Storage volumes and drainage system to be maintained to ensure long-term operation of the system.

- (20) **Onsite Sewage Management – Approval to Install and Operate Existing and New Systems**

Prior to the lodgement of an Occupation Certificate application for Stage 1, the applicant must obtain from Council approval to install and or operate any onsite sewage management facilities under the provisions of Section 68F(10) of the *Local Government Act 1993*. All of the existing systems are to be certified to be in good working order by a licensed plumber and are to comply with Griffith City Council's Onsite Sewage Management Plan.

- (21) **Fumigation Management Plan**

A Fumigation Management Plan (FMP) shall be prepared which details the operation of the fumigation rooms to Council's satisfaction **prior to the lodgement of an Occupation Certificate application for Stage 1.** The FMP shall be kept on file at the facility and the information contained therein updated when alterations to procedures occur.

- (22) **Inspections and Certificates - Final**

On completion of these conditions, the applicant shall arrange an inspection to be carried out and the development finalised, and appropriate Occupation Certificate issued.

Part L (2) - Prior to the lodgement of an Occupation Certificate application for Stage 2

- (1) **Waste Water and Soil Sustainability Plan**

Prior to the lodgement of the Occupation Certificate application for Stage 2 of the development, the operator of the premises must prepare a Wastewater and Soil Sustainability Plan (WWSSP) for submission to Griffith City Council for approval. The WWSSP must include:

- An assessment of the adequacy of the on-site waste water storage capacity to deal with peak waste water production in a wet weather situation;
- A sustainable program of ongoing waste water storage pond maintenance to ensure the capacity and integrity of the ponds is maintained into the future;
- A sustainable program of ongoing waste water management, which ensures that at all times sufficient capacity is maintained in the waste water storage ponds to withstand wet weather events and avoid waste water spills;
- Maps of the waste water irrigation area detailing soil sampling points;

- A proposed nutrient balance for the waste water irrigation area to be implemented on an ongoing basis with a view to ensuring sustainability;
- Results and an assessment of the results of soil sampling undertaken through the soil profile at the waste water irrigation area;
- Results and assessment of the results of the waste water sampling undertaken in the storage dam;
- Proposed quality parameters for ongoing soil and waste water quality monitoring are to be conducted, taking into account the results of soil and waste water sampling conducted.
- Details of any actions required to correct any issues with soil quality identified in the effluent irrigation area and the timeframe for the implementation of these actions.

Any proposed alterations to the WWSSP are to be submitted to and approved by Council.

(2) **Section 64 Local Government Act 1993 – Water Supply**

Pursuant to Section 64 of the Local Government Act 1993 and the Water Management Act 2000, the applicant is required to apply to Council for a Compliance Certificate under the provisions of S305 of the Water Management Act 2000 for Stage 2 of the development.

A detailed water consumption report is to be submitted to Council for consideration **prior to the lodgement of the Occupation Certificate application for Stage 2**. The report shall be prepared to the satisfaction of Council and detail the current and future requirements for the demand of potable water for the hatchery. Should the report demonstrate the need for additional potable water (in excess of 23.7 ML / annum), then the applicant will be required to make the appropriate Section 64 development contribution and water allocation transfer prior to the use of the development.

(3) **Inspections and Certificates - Final**

On completion of these conditions, the applicant shall arrange an inspection to be carried out and the development finalised, and appropriate Occupation Certificate issued.

Part O - On-Going Requirements

This part includes conditions or requirements that will need to be satisfied at all times.

(1) **Hours of Operation**

The hours of operation are limited to the hours set out in the table below:

Days	Time Period
Mondays to Sundays	24 Hours a day

To prevent disturbance to the amenity of the locality, measures shall be employed to mitigate noise generated by the operation of the chicken hatchery. The measures shall include, but not be limited to:

- Arrangement of delivery and collection traffic movements primarily during daylight hours;
 - Trucks shall be turned off during deliveries and collection and not left to idle during the period of 7:00pm to 7:00am; and
 - Noise attenuation to all external equipment, such as emergency power generators and air conditioning units.
- (2) The landscaped areas required to be installed as part of this consent are to be maintained at all times in accordance with the approved landscape plans.
- (3) Waste collection containers and collection vehicles shall be fully sealed at all times to prevent any odour impacts on the locality.
- (4) **Use of Residence**
The existing residence(s) shall be used only in conjunction with the approved use (hatchery) for a caretaker employed on site and not separately let or occupied.
- (5) **Clearing and Mulching of Vegetation**
No vegetation shall be burned on the site. All vegetation that must be cleared to allow the development shall be chipped and/or mulched.
- (6) All chemicals, fuels and oils shall be stored in appropriately bunded areas with appropriate storage to manage spill risk. The bund(s) shall be designed and installed in accordance with the:
a) Requirements of all relevant Australian Standards; and
b) Office of Environment and Heritage Environmental Protection Manual Technical Bulletin Bunding and Spill Management.
- (7) **Industrial Noise Policy**
The use of the premises shall not give rise to the transmission of unacceptable vibration or noise to a place of different occupancy in accordance with the Environmental Protection Authority (EPA) Industrial Noise Policy 2000 and the Protection of the Environment Operations Act 1997.
- (8) All vehicles are required to enter and leave the development in a forward direction to ensure traffic/pedestrian safety.
- (9) All vehicular loading and unloading is to be carried out within the site to prevent interference with the use of the public road by vehicles and pedestrians.
- (10) Vehicles accessing the development are to be limited to 19-metre Semi-trailer Vehicles as specified in Austroads *Design Vehicles and Turning Path Templates* (2006) or the largest vehicle capable of travelling on Snaidero Road (should Snaidero Road be Gazetted as a road which can cater for larger trucks).
- (11) Vehicular and pedestrian access directly to the Kidman Way (MR321) road reserve from the subject site is denied. Any redundant driveways or gates to the Kidman Way from the subject site are to be removed and the land within

the road reserve shall be reinstated to match the surrounding roadside in accordance with Council requirements.

(12) **Water Cooling and Warm Water Systems**

Water cooling systems and warm water system installed on the premises must be registered with Council's Environmental Health Officer. Installation, operation and maintenance of water cooling and warm water systems must be in accordance with provisions of the *Public Health Act 2010* and associated regulations.

(13) **Spills Management**

Spills shall be cleaned up immediately and waste must be disposed of in accordance with Office of Environment & Heritage requirements to mitigate any discharge to soil or water. Adequate training shall be provided to staff to ensure spills and leaks are dealt with effectively.

(14) **Odours**

The applicant shall not permit any offensive odour to be emitted beyond the areas of the site, as defined under section 129 of the *Protection of the Environment Operations Act 1997*.

(15) **Dust Emissions**

The applicant shall undertake all works on the site in a manner that minimises or prevents dust emissions from the site, including wind-blown and traffic generated dust. All activities on the site shall be undertaken with the objective of preventing visible emissions or dust from the site. Should visible dust emissions occur at any time, the applicant shall identify and implement all practicable dust mitigation measures.

(16) **Waste Water Application to Land**

Waste water shall be disposed of in accordance with the *Protection of the Environment Operations (Waste) Regulation 2005 – The Effluent Exemption 2008*, as outlined in the Statement of Environmental Effects. The quantity of waste water applied to the irrigation area must not exceed the capacity of the area the effectively utilise the waste water. For the purpose of this condition, 'effectively utilise' includes the use of waste water for pasture or crop production, as well as the ability of the soil to absorb the nutrient, salt, hydraulic load and organic material. Waste water application must not occur in a manner that causes runoff. The operator of the premises must maintain the waste water irrigation area.

(17) **Monitoring Requirements**

The operator of the premises must monitor (by sampling and obtaining results by analysis):

- Soil quality within the waste water irrigation area in a manner that provides a representative sample for the area and details soil quality throughout the soil profile, particularly for 0-30 centimetres, 30-60 centimetres and 60-90 centimetres of depth. Soil quality must be conducted annually;

- Waste water quality of the waste water to be utilised for irrigation in the waste water irrigation area. Waste water quality monitoring must be conducted six-monthly.

Results of the above monitoring are to be made available for inspection upon request of Council Officers.

Part S - Building Fire Safety

This part includes conditions that relate to fire protection of your development. They include regular inspections and updates and outline the special fittings or systems that must be in place at all times.

(1) Annual Fire Statement

Each year, within 12 months of the previous statement or after a certificate of installation has been issued for the building (whichever is applicable), the owner of the building must ensure the Council receives a fire safety statement. This is to be in the format of Form 15A (copy attached) and must deal with each essential fire safety measure in the building.

As soon as practicable after the statement is issued, a copy of the statement (together with a copy of the current fire safety schedule) is to be given to the Commissioner of New South Wales Fire Brigades. A further copy is to be prominently displayed in the building.

Note V – Advisory Notes

- (1) Floor levels are subject to Council's *Buildings - Floor Heights Policy*. The floor levels of habitable rooms for new buildings associated with the proposed development shall not be less than 410mm above the surrounding ground level. In the event that this level is unachievable, documentary evidence, including a detailed design is to be submitted and approved by Council.

Note W - Inspections, Certificates and Other Approvals

The following inspections must be carried out, certificates issued or supplied, or additional consents gained at the times or stages shown.

(1) Inspections During Construction

Should Council be engaged as the Principal Certifying Authority, the following inspections are required to be carried out by Council's officers.

- a) after excavation for, and prior to the placement of, any footings, and
- b) prior to pouring any in-situ reinforced concrete building element, and
- c) prior to covering of the framework for any floor, wall, roof or other building element, and
- d) prior to covering waterproofing in any wet areas, and
- e) prior to covering any stormwater drainage connections, and
- f) after the building work has been completed and prior to any occupation certificate being issued in relation to the building.

Should adequate notice not be given for cancellation of an inspection, or if works have not progressed to a stage where an inspection can be completed, a default penalty shall be imposed upon the applicant by Council. Twenty four (24) hours notice is to be given to Council's Customer Service by telephoning (02) 6962 8100 to arrange for an inspection to be carried out.